

City of Cincinnati



Date: December 4, 2002

FOR YOUR INFORMATION

To: Mayor and Members of City Council

From: Valerie A. Lemmie, City Manager

Copies to: David J. Krings, County Administrator

Subject: **CONVENTION CENTER EXPANSION: PROGRESS REPORT #2**

This progress report on the Convention Center is one which we will present monthly initially and then quarterly to the Mayor and Members of City Council as we implement the Convention Center expansion and renovation. This report is also forwarded to Mr. Krings in order to keep the County informed of the project's progress.

1. WCPO Relocation

- A. The closing on the WCPO property occurred on November 25, 2002. The City now owns the property. WCPO acquired the property at the former Natural History Museum in Eden Park for their new location.
- B. An ordinance eliminating a deed restriction on the new WCPO property was passed by City Council on November 6, 2002.
- C. The Park Board passed a resolution granting a construction and permanent easement for the new WCPO property. An ordinance was submitted to City Council on November 27, 2002 and to the City Planning Commission on December 6, 2002.
- D. The Enterprise Zone Agreement ordinance will be submitted to City Council in early 2003.
- E. The \$15 million planned borrowing in order to authorize funds for acquisition of WCPO and extension of project team consultant contracts occurred on November 12, 2002.

2. Project Management

- A. The project design team will return December 16 – 17, 2002 with a completed Schematic Design. On December 16, they will make brief presentations to the City Council at the Community Development Committee Meeting and to the County Commissioners at their Monday morning staff meeting. On December

17, they will present the design to the Urban Design Review Board at a public meeting.

- B. A Development Oversight Committee has being established and is comprised of funding stakeholder representatives (representatives from City, County, Business, etc). The committee's role is to monitor the project to make sure that it is on schedule and within budget. Their first meeting will be on December 17, 2002.
- C. Because insurance costs have risen significantly in the past year, the City interviewed insurance brokers and decided to do an Owner Controlled Insurance Program (OCIP) instead of allocating insurance costs to individual contractors.

3. Hotel/Motel Tax

Collections by the hotels will start December 1, 2002.

4. Water Service Contracts

Pursuant to City Ordinance 0165-2002, the Cincinnati Water Works will be sending out letters informing Hamilton County and various jurisdictions of their opportunity for water service contract extensions.

5. Corporate Contributions

The Cincinnati Business Committee is in the process of collecting the private contributions. City Council has already established a fund into which these contributions can be made. These contributions will then be made part of the project. We will be receiving the funds over the life of the design/construction period (2002-2006).

6. County Contributions

The City anticipates that the \$1.75 million contribution will be received in late December 2002 or early January 2003 as per the City and County MOU.

7. Equity Fund Loan

The language in the letter of intent with the Equity Fund is being finalized. Money from the Equity Fund will be drawn down later in the process, probably beginning in 2005.

8. Naming Rights

- A. Discussions have begun with Cinergy to develop the final terms of the naming rights agreement.
- B. The Administration will bring an ordinance forward authorizing the City Manager to enter into such an agreement early next year.

9. GCCVB Commitment

Meetings are being held with relevant staff to ensure that the GCCVB will be able to meet their commitment of \$1 million a year for 10 years.

10. Center Operation and Contracts

- A. The Administration has reviewed existing Convention Center contracts to determine which contracts are available for bidding and at what time. A list has been provided to the SBE outreach coordinators and was publicly presented at recent SBE outreach meetings.
- B. The Administration is in the process of reviewing performance measures for the Convention Center and the GCCVB.

11. Public Information

- A. The City project team has issued an RFP for a public information initiative to inform stakeholders (City, County, Convention community, hotel community, and citizens) about the progress of the project. Funding for the initiative will be shared jointly with GCCVB. Proposals are due December 4, 2002.
- B. The City project team has created a web page to post bidding opportunities and project status information. The site is a link off of the main web site at www.rcc.org.

12. Commitment from the State

The City project team is in the process of working with the City, County, Chamber of Commerce, and the CBC to secure a signed Letter of Understanding between these entities confirming that requesting funds from the State for the Convention Center will be the highest priority in the State Capital Budget for the 2005-2006 biennium.

13. SBE Commitment

- A. A special outreach program was held on November 12, 2002 in conjunction with Council's Health, Social and Children Services, Small Business Development, Employment and Training Committee. Business opportunities available for Small Business Enterprises during the project were identified. It was estimated that 90 people attended this event.
- B. The project team will be making informational presentations to local groups (Women's Chamber of Commerce, African-American Chamber of Commerce etc.) regarding the SBE outreach plan.

14. Convention Facility Authority

- A. The CFA has not yet been appointed by the County.
- B. City and County staff are working to develop appropriate agreements, contracts, leases, financing plans which will be available to implement all of the items in the Memorandum of Understanding between the City and the County.

15. Items to be Presented to City Council

- A. Ordinance to grant a Construction and Permanent Easement to Scripps Howard (submitted)
- B. Ordinance for Enterprise Zone Agreement (early 2003)
- C. Ordinance to accept Naming Rights contribution (early 2003)
- D. Ordinance to adopt Letter of Understanding for State Commitment (December 2002)
- E. Ordinance for Zoning Change (approved)
- F. Ordinance for Release of Deed Restriction (approved)

THR:lyr